

MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

RESORTED  
FIRST CLASS



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Z2003000318 BCC

783

MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

H\*UFSMS

33128





## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 03-318  
APPLICANT NAME: A WALK IN GALLOWAY PARK, INC.

THE APPLICANT IS APPEALING THE DECISION OF THE  
COMMUNITY ZONING APPEALS BOARD #12 WHICH DENIED  
THE FOLLOWING:

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM  
SINGLE-FAMILY ONE ACRE ESTATE DISTRICT TO  
SINGLE-FAMILY MODIFIED ESTATE DISTRICT, ON THIS  
SITE.

LOCATION: THE NORTHWEST CORNER OF SW 112 STREET  
& SW 87 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4 ACRES

HEARING WILL BE HELD IN THE DADE  
MIAMI-DADE COUNTY-STEPHEN P. CLARK CT  
BOARD OF COUNTY COMMISSIONERS  
COUNTY COMMISSION CHAMBERS, 2ND FLOOR  
111 NW 1ST. STREET  
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION  
DATE 10/21/2004  
THURSDAY  
TIME 9:30 AM

22003000318 BCC 783  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**

**PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.**

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- YOU are entitled to attend and to speak at the zoning hearing.
- YOU may submit written letters or petitions in favor of, or opposing this hearing.
- YOUR testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- YOU are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- YOU cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- YOU will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- YOU may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to APPEAL a zoning decision should be aware of the following:
  - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
  - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

**APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS**

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

**APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT**

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- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



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Z2003000318 **C12** 782  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

33128-1974





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HEARING NUMBER: 03-318  
APPLICANT NAME: A WALK IN GALLEWAY PARK, INC.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM SINGLE-FAMILY ONE ACRE ESTATE DISTRICT TO SINGLE-FAMILY MODIFIED ESTATE DISTRICT, ON THIS SITE.

LOCATION: THE NORTHWEST CORNER OF SW 112 STREET & SW 87 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4 ACRES

HEARING WILL BE HELD AT THE  
GLADES MIDDLE SCHOOL - AUDITORIUM  
9451 SW 64 STREET  
MIAMI, FLORIDA 33173

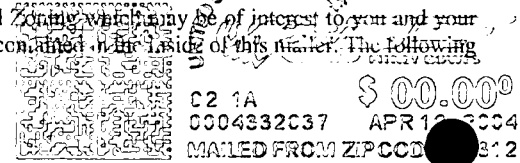
COMMUNITY ZONING APPEALS BOARD 1  
DATE 05/12/2004  
WEDNESDAY  
TIME 6:30 PM

22003000318 C12 782  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

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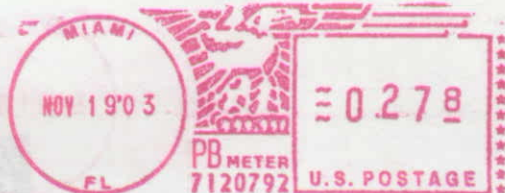


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DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

RESORTED

PRESORTED  
FIRST CLASS



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DEPARTMENT OF  
PLANNING AND ZONING  
Z2003000318 C12 782  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
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MIAMI, FLORIDA 33128-1974

JGAYTM5 33128





## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 03-318  
APPLICANT NAME: A WALK IN GALLOWAY PARK, INC

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM  
SINGLE FAMILY ONE ACRE ESTATE DISTRICT TO  
MODIFIED ESTATE DISTRICT.

LOCATION: THE NORTHWEST CORNER OF S.W. 112 STREET  
& S.W. 87 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4 ACRES

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THIS IS A PRELIMINARY  
NOTICE ONLY. PRIOR TO  
THE HEARING, MORE  
SPECIFIC INFORMATION  
WILL BE SENT TO YOU.

72003000318 C12 782  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
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HEARING NO. 04-5-CZ12-2 (03-318)

9-55-40  
Council Area 12  
Comm. Dist. 8

APPLICANT: A WALK IN GALLOWAY PARK, INC.

A WALK IN GALLOWAY PARK, INC. is appealing the decision of Community Zoning Appeals Board #12 which denied the following:

EU-1 to EU-M

SUBJECT PROPERTY: The SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , less the west 266' and less the north 160' in Section 9, Township 55 South, Range 40 East and less the south 35' and the east 35' for road purposes.

LOCATION: The Northwest corner of S.W. 112 Street & S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4 Acres

EU-1 (Estates 1 Family 1 Acre Gross)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)





HEARING NO. 04-5-CZ12-2 (03-318)

9-55-40  
Council Area 12  
Comm. Dist. 8

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SIZE OF PROPERTY: 4 Acres

EU-1 (Estates 1 Family 1 Acre Gross)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)



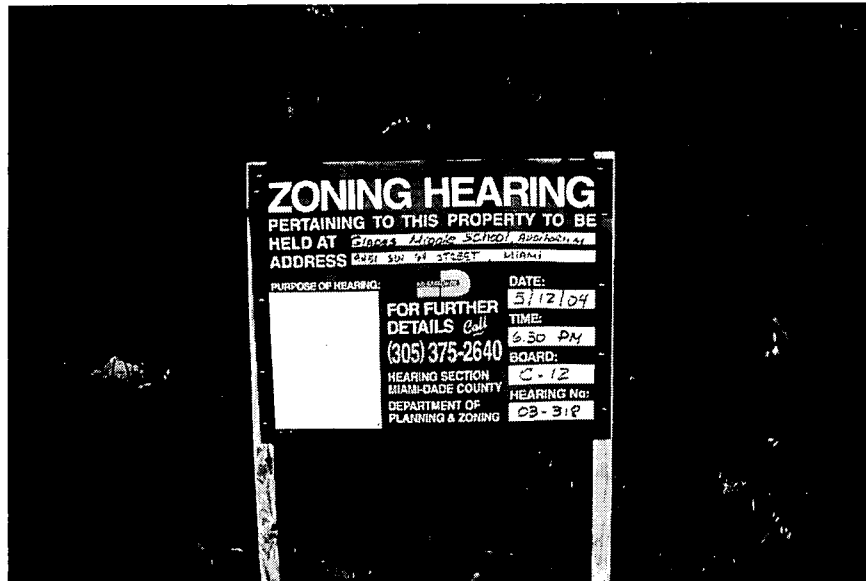




**Miami-Dade County**  
**Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2003000318**

**BOARD: C12**

**LOCATION OF SIGN: THE NORTHWEST CORNER OF S.W. 112 STREET & S.W. 87 AVENUE, MIAMI-DADE COUNTY, FLORIDA.**

**Miami Dade County, Florida**

**Date of Posting: 21-APR-04**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**PRINT NAME:**

**FELIX ACOSTA**

BAC

# AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-318 HEARING DATE 10/21/04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'  
☒ 1/2 mile  
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: September 16, 2004

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 9/16/04

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 9/17/04

\*\*\*\*\*



C-12

# AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-318 C-12 HEARING DATE 5/12/04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'  
☒ 1/2 mile  
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: April 09, 2004

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 04/9/2004

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

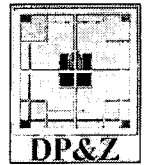
Date: 4/9/04

\*\*\*\*\*

C-12



Miami-Dade County  
Department of Planning and Zoning



**AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES**

**Re: HEARING No. Z2003000318**

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

**Signature:**

**Alfredo Fernandez-Cueto**

**Date:**

**11/06/03**

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

**Signature:**

**Denise Lee**

**Date:**

**11/19/03**

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

**Signature:**

**Date:**

**11/19/03**

TO BE RETAINED IN HEARING FILE

- Compare Price, Quality And Service
- The Most Advanced Carpet Cleaning Technology Available In The Market
- Our System Produces 500 Multi-Directional Cleaning Steps Per Minute And Generates A Steam Chamber To Deep-Clean The Carpet

**Dade: 786-287-4344 • Broward: 954-687-7903**

\*Any area bigger than 300 square feet will be considered two areas.  
\*\* Light stains. The use of special products at an additional cost.

## MAYORISTAS de VIAJES

**DO NOT WAIT ANY LONGER.  
OUR LOW SEASON PROMOTIONS INCLUDE  
AIRFARE FROM MIAMI!!!!**

ISLA DE MARGARITA - 4 DAYS...BEACH HOTEL IN ALL INCLUSIVE PLAN WITH AIRPORT TRANSFERS.....	\$315*
CANCUN - 4 DAYS ON THE BEACH WITH DAILY BREAKFASTS AND AIRPORT TRANSFERS.....	\$449*
SAN JOSE - 4 DAYS IN THE CAPITAL OF COSTA RICA WITH DAILY BREAKFAST, CITY TOUR AND AIRPORT TRANSFERS.....	\$440*
Buenos Aires - 4 DAYS WITH DAILY BREAKFAST, AIRPORT TRANSFERS, CITY TOUR, FLOATING CASINO ENTRANCE, AND SHOPPING DISCOUNT COUPONS.....	\$639*
RIO DE JANEIRO - 4 DAYS WITH DAILY BREAKFAST, CITY TOUR AND AIRPORT TRANSFERS.....	\$699*
ROME - 4 DAYS WITH DAILY BREAKFAST, CITY TOUR AND AIRPORT TRANSFERS.....	\$680*
MADRID - 4 DAYS WITH DAILY BREAKFAST, AIRPORT TRANSFERS AND CITY TOUR.....	\$740*
BARCELONA - 4 DAYS WITH DAILY BREAKFAST, TRANSFERS AND CITY TOUR.....	\$790*
MADRID AND ANDALUCIA - 6 DAYS WITH DAILY BREAKFAST, AIRPORT TRANSFERS AND VISITING SEVILLE, GRANADA AND TOLEDO.....	\$999*

\* Prices are person based on double occupancy. Airport taxes are additional. Based on availability and specific period of travel.

### GREAT AIRFARE PROMOTIONS!!!!!!!!!!!!

TOURS ONLINE  
**305-485-5011**  
www.toursonline.info

VIAJES PRINCIPAL TRAVEL  
**305-557-5157**  
**877-557-5157**  
www.viajesprincipal-usa.com

SPEEDY TRAVEL  
**305-448-4236**  
CARY@SPEEDYTRAVEL.webmail.com  
ENRIO@SPEEDYTRAVEL.webmail.com

MIAMI-DADE  
COUNTY

## ZONING HEARING

BOARD OF COUNTY COMMISSIONERS  
THURSDAY, OCTOBER 21, 2004 - 9:30 a.m.  
COMMISSION CHAMBERS - 2nd Floor  
STEPHEN P. CLARK CENTER  
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

### 1. A WALK IN GALLOWAY PARK, INC. (03-318)

Location: The northwest corner of SW 112 Street and SW 87 Avenue, Miami-Dade County, Florida (4 Acres)

The applicant is appealing the decision of the Community Zoning Appeals Board #12 which denied the following:

The applicant is requesting a zone change from single-family one acre estate district to single-family modified estate district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

BCE 10-21-04



# Public Notices & Hearings

## MIAMI-DADE COUNTY, FLORIDA

### LEGAL NOTICE

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 21<sup>st</sup> day of October, 2004 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 03-12-CZ11-1 (01-428)

APPLICANT: CHURCH OF JESUS CHRIST ALMIGHTY

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is respectfully appealing the decision of Community Zoning Appeals Board #11 on CHURCH OF JESUS CHRIST ALMIGHTY, which approved the following:

MODIFICATION of Condition #2 of 4-ZAB-19-91, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sketch of Survey,' as prepared by Manuel G. Vera and Assoc., Inc., dated 7-5-90 and plans entitled 'Proposed Day Care for Iglesia Bautista Filadelfia,' as prepared by R. M., dated 1-25-90, consisting of 2 sheets, except as herein modified to relocate all parking spaces to the northerly portion of the property."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the NE ¼, of the NE ¼, of the NW ¼, of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purposes.

LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida.

HEARING NO. 04-5-CZ12-2 (03-318)

APPLICANT: A WALK IN GALLOWAY PARK, INC.

A WALK IN GALLOWAY PARK, INC. is appealing the decision of Community Zoning Appeals Board #12 which denied the following:

EU-1 to EU-M

SUBJECT PROPERTY: The SE ¼ of the SE ¼ of the NE ¼, less the west 266' and less the north 160' in Section 9, Township 55 South, Range 40 East and less the south 35' and the east 35' for road purposes.

LOCATION: The Northwest corner of S.W. 112 Street & S.W. 87 Avenue, Miami-Dade County, Florida.

### ZONING HEARING

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TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ministerio Jesucristo El Todopoderoso,' as prepared by Vertex Architecture, consisting of 8 sheets and dated, signed and sealed 10/6/03."

The purpose of this request is to allow the applicant to submit a new site plan for a new sanctuary addition for an existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east ½ of the NE ¼, of the NE ¼, of the NW ¼, of Section 25, Township 54 South, Range 39 East, less the north 50' and less the east 35' for right-of-way purposes.

LOCATION: 12200 S.W. 56 Street, Miami-Dade County, Florida.

HEARING NO. 04-5-CZ12-2 (03-318)

APPLICANT: A WALK IN GALLOWAY PARK, INC.

A WALK IN GALLOWAY PARK, INC. is appealing the decision of Community Zoning Appeals Board #12 which denied the following:  
EU-1 to EU-M

SUBJECT PROPERTY: The SE ¼ of the SE ¼ of the NE ¼, less the west 266' and less the north 160' in Section 9, Township 55 South, Range 40 East and less the south 35' and the east 35' for road purposes.

LOCATION: The Northwest corner of S.W. 112 Street & S.W. 87 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-7-CZ14-2 (04-35)

APPLICANT: DRI, INC.

The applicant is appealing the decision of Community Zoning Appeals Board #14 on DRI, INC., which denied the following:

(1) EU-1 to EU-M

(2) Applicant is requesting to permit 2 proposed lots with 112.5' of frontage (120' required).

Upon a demonstration that the applicable standards have been satisfied, request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan", as prepared by DRI, Inc. dated received 2/4/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 3, DUKE ESTATES, Plat book 116, Page 86.

LOCATION: The Northeast corner of S.W. 127 Avenue and S.W. 195 Terrace, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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## ZONING HEARING



**COMMUNITY ZONING APPEALS BOARD - 12**  
 Wednesday, May 12, 2004 - 6:30 p.m.  
 GLADES MIDDLE SCHOOL - Auditorium  
 4451 SW 84 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

**1. NICOLE TA COELHO (03-381)**

Location: 9384 SW 132 Street, Miami-Dade County, Florida (4,018 sq. ft.)

The applicant is requesting to permit an addition to an existing townhouse residence setback to be less than required from property line, on this site.

**2. FRANCIS B. COMPTON (03-271)**

Location: Lying east of theoretical SW 95 Avenue & north of theoretical SW 124 Street, Miami-Dade County, Florida (13 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified estate district, to permit single-family residences setbacks to be less than required from property lines, with greater lot coverage than permitted, and curvilinear lots with less frontage than required. Also requesting to waive the zoning & subdivision regulations for public streets to permit access by private roads, on this site.

**3. A WALK IN GALLOWAY PARK, INC. (03-318)**

Location: The northwest corner of SW 112 Street & SW 87 Avenue, Miami-Dade County, Florida (4 Acres)

The applicant is requesting a zone change from single-family one acre estate district to single-family modified estate district, on this site.

**4. AMIGOS INVESTMENTS L.L.C. (03-351)**

Location: 13630 SW 97 Avenue, Miami-Dade County, Florida (0.9 Acre)

The applicant is requesting a zone change from agricultural district to single-family modified estate district, on this site.

**5. MYSTIC FOREST INVESTMENTS III, INC. (03-358)**

Location: Lying north of SW 80 Street, and southeasterly of the Homestead Extension of the Florida Turnpike, Miami-Dade County, Florida (2 Acres more or less)

The applicant is requesting a zone change from interim district & minimum apartment house district to minimum apartment house district, to permit a parcel of land with less frontage than required, and to waive the width dedication requirements half section line roads for SW 80 Street, on this site.

**6. CEFALO'S WINE CELLAR L.L.C. (03-373)**

Location: 8887 SW 132 Street, Miami-Dade County, Florida (0.38 Acre)

The applicant is requesting an use variance to permit a liquor package store in the light industrial manufacturing district zone, and a special exception to permit the liquor package store to be spaced less than required from other alcoholic beverage uses.

**7. REYNALDO & THERESA RIVAS (04-18)**

Location: 7887 SW 58 Street, Miami-Dade County, Florida (120' X 318.75')

The applicants are requesting to permit an addition to a residence setback to be less than required from property line, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.



Members of the CI preparations on th 5:30 to 8 p.m. at th for Life; Fernando Crosa, Quick Book Press of the Falls.

**\*BIZ BUZZ, FROM 15**

for guests. RSV 305-446-1657 or [www.gableschamber.org](http://www.gableschamber.org)

• **Tuesday:** "B Expo 2004," the annual expo offered Small Business Comm Chamber South, take 5:30 to 8 p.m. at the Dadeland Marriott as show off their produ services. Free hors d'e admission, prizes and at the Datan garage. ervation necessary Chamber South 305-661-1621 for mor mation.

• **Wednesday:** brating the Arts in Beach," a networking tion offered by the So ida Hispanic Chan Commerce and Bank/ begins at 5:30 p.m. at ti ero Britto Art Gallery, coln Rd. Free for c members, \$10 for Appetizers will be p by the Blue Door Delano, China Gr Dragon Restaurant, mentary cocktails, RSV to 305-534-1903

• **April 22:** Fine tographer Susan Ran attorney James Roen the 7 a.m. weekly b meeting of the Miar

# Public Notices & Hearings

## MIAMI-DADE COUNTY, FLORIDA

### LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 12 will hold a Public Hearing on the following items on **Wednesday, the 12th day of May, 2004 at 6:30 p.m., in the GLADES MIDDLE SCHOOL - Auditorium, 9451 SW 84 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reforms of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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### HEARING NO. 04-4-CZ12-1 (03-330)

APPLICANTS: GLADYS & CHRISTIAN PETER KOOP

Applicant is requesting to permit a lot frontage of 50' (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department entitled "Record Survey," as prepared by Aniano J. Garcia, PLSM, dated 10-6-03.

SUBJECT PROPERTY: The south 50' of the north 250' of Tract 5, AMENDED PLAT OF A PORTION OF PALM MIAMI, Plat book 31, Page 35 in Section 28, Township 54 South, Range 40 East.

LOCATION: 6636 S.W. 69 Avenue, Miami-Dade County, Florida.

### HEARING NO. 04-4-CZ12-2 (03-361)

APPLICANT: NICOLE TA COELHO

Applicant is requesting to permit an addition to a townhouse setback 10.66' (20' required) from the rear (SE/ly) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "William & Nicole Coelho," as prepared by H. L. S. Design Associates, Inc., dated stamped received 12-1-03 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5, Block 23, BRIAR BAY TOWNHOUSE ESTATES, 2<sup>ND</sup> ADDITION, Plat book 100, Page 93.

LOCATION: 9364 S.W. 132 Street, Miami-Dade County, Florida.

### HEARING NO. 04-4-CZ12-4 (03-376)

APPLICANTS: MARY A. & JAMES E. MORGAN, III

(1) Applicant is requesting to permit a single family residence setback 12.5' (25' required) from the front (south) property line.

(2) Applicant is requesting to permit a fountain to setback 3' (7.5' required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Renovations and Additions to the Residence of Mr. & Mrs. Jim Morgan," as prepared by Gerald F. DeMarco, Architect, dated 12/1/03 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 150' of the west 1/4 of Tract 16, REVISED PLAT OF SECOND AMENDED PLAT OF HIGH PINES, Plat book 31, Page 57.

LOCATION: 7545 S.W. 53 Court, Miami-Dade County, Florida.

### HEARING NO. 04-5-CZ12-1 (03-271)

APPLICANT: FRANCIS B. COMPTON

(1) AU to EU-M

(2) Applicant is requesting to waive the zoning & subdivision regulations requiring lot frontage on a public street; to permit lots with 0' frontage (120' required) on a public street and to permit access to a public street by means of a private road.

(3) Applicant is requesting to permit single family residences setback a minimum of 15' (25' required) from front property lines.

(4) Applicant is requesting to permit single family residences setback a minimum of 10' (15' required) from interior side property lines.

(5) Applicant is requesting to permit single family residences setback a minimum of 15' (25' required) from the side street property line.

(6) Applicant is requesting to permit single family residences with a maximum lot coverage of 35% (30% permitted).

OR IN THE ALTERNATIVE TO REQUEST #2, THE FOLLOWING:

(7) Applicant is requesting to permit curvilinear lots with frontages varying from 43.16' to 55.38' (80' required) and to permit a minimum frontage of 61.76' (120' required) at the building setback line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #7 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311 (A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Oak Ridge Falls 3<sup>rd</sup> Addition," as prepared by Ford, Armenteros & Manucy, Inc., dated last revised on 3/30/04 and consisting of 2 sheets. Plans may be modified at public hearing.

### ZONING HEARING

SUBJECT PROPERTY: The SE 1/4 of the NW 1/4 of the NW 1/4 of Section 16, Township 55 South, Range 40 East. AND: The west 1/4 of the SW 1/4 of the NE 1/4 of the NW 1/4, less the south 25' thereof in Section 16, Township 55 South, Range 40 East.

LOCATION: Lying east of theoretical S.W. 95 Avenue & north of theoretical S.W. 124 Street, Miami-Dade County, Florida.

### HEARING NO. 04-5-CZ12-2 (03-318)

APPLICANT: A WALK IN GALLOWAY PARK, INC.

EU-1 to EU-M

SUBJECT PROPERTY: The SE 1/4 of the SE 1/4 of the NE 1/4, less the west 266' and less the north 160' in Section 9, Township 55 South, Range 40 East and less the south 35' and the east 35' for road purposes.

LOCATION: The Northwest corner of S.W. 112 Street & S.W. 87 Avenue, Miami-Dade County, Florida.

### HEARING NO. 04-5-CZ12-3 (03-351)

APPLICANT: AMIGOS INVESTMENTS L. L. C.

AU to EU-M

SUBJECT PROPERTY: The NE 1/4 of the NE 1/4 of the NE 1/4, LESS: the north 230'; AND LESS: the south 230' AND LESS: the west 450' AND LESS: the east 35' thereof, in Section 20, Township 55 South, Range 40 East.

LOCATION: 13630 S.W. 97 Avenue, Miami-Dade County, Florida.

### HEARING NO. 04-5-CZ12-4 (03-358)

APPLICANT: MYSTIC FOREST INVESTMENTS III, INC.

(1) GU & RU-3M to RU-3M

(2) Applicant is requesting to waive zoning & subdivision regulations requiring half section line roads to be 70' in width; to permit 0' dedication for S.W. 80 Street.

(3) Applicant is requesting to permit a parcel of land with 35' of frontage on a public street (100' required). SUBJECT PROPERTY: The north 100' of the south 300' of the east 142' of the south 1/2 of the east 1/2 of the east 1/2 of the SW 1/4 of the NE 1/4 of Section 36, Township 54 South, Range 39 East; AND: The south 200' of the east 142' of the south 1/2 of the east 1/2 of the east 1/2 of the SW 1/4 of the NE 1/4 of Section 36, Township 54 South, Range 39 East; AND: The east 100' of the west 140' of the south 150' of the east 1/2 of the east 1/2 of the SW 1/4 of the NE 1/4, less the south 35' thereof, in Section 36, Township 54 South, Range 39 East, less and except therefrom:

Commence at the Southeast corner of the NE 1/4 of Section 36, Township 54 South, Range 39 East; thence run S87°45'7"W (bearing derived from the Florida State System of Plane Coordinates), along the south boundary of the NE 1/4 of Section 36, for a distance of 1,623.77' to the Southwest corner of the east 100' of the west 140' of the south 150' of the south 1/2 of the east 1/2 of the east 1/2 of the SW 1/4 of the NE 1/4 of said Section 36; thence run N01°42'23"W, along the west boundary of the east 100' of the west 140' of the south 150' of the east 1/2 of the SW 1/4 of the NE 1/4 of said Section 36, for a distance of 36.2' to the Point of beginning of herein described parcel; from said Point of beginning, continue N01°42'23"W, along the last described west boundary, for a distance of 113.8' to the Northwest corner of the east 100' of the west 140' of the south 150' of the south 1/2 of the east 1/2 of the SW 1/4 of the NE 1/4 of said Section 36; thence run N87°45'7"E, along the north boundary of the south 150' of the south 1/2 of the east 1/2 of the east 1/2 of the SW 1/4 of the NE 1/4 of said Section 36, for a distance of 74.04' to a point; thence run S31°10'49"W for a distance of 136.38' to the Point of beginning. AND: A portion of the SE 1/4 of the SW 1/4 of the NE 1/4 of Section 36, Township 54 South, Range 39 East, also being that portion of Parcel 111.1 as shown on Sheet 3 of the Right-of-Way Map §87005-2306, and being more particularly described as follows:

Commence at the Southeast corner of the NE 1/4 of said Section 36; thence S87°45'7"W along the said south line of the NE 1/4 a distance of 1,647.32' to a point on the east limited access right-of-way line of the Homestead Extension of Florida's Turnpike (S.R. #821); thence N31°10'49"E along said limited access right-of-way line a distance of 179.72' to the Point of beginning; thence continue along said limited access right-of-way line N31°10'49"E a distance of 47.61' to a point on the west right-of-way line of S.W. 119<sup>th</sup> Court; thence departing said limited access right-of-way line S142°23'E along the said right-of-way line of S.W. 119<sup>th</sup> Court a distance of 39.9'; thence departing the said right-of-way line of S.W. 119<sup>th</sup> Court, S87°45'7"W a distance of 25.96' to a point on the said limited access right-of-way line and Point of beginning. AND: A portion of the SE 1/4 of the SW 1/4 of the NE 1/4 of Section 36, Township 54 South, Range 39 East, also being that portion of Parcel 111.1 as shown on Sheet 3 of the Right-of-Way Map §87005-2306, and being more particularly described as follows:

Commence at the Southeast corner of the NE 1/4 of said Section 36; thence S87°45'7"W along the said south line of the NE 1/4 a distance of 1,623.77' to a Point of beginning; thence continue S87°45'7"W along the south line of the NE 1/4 a distance of 23.55' to a point on the east limited access right-of-way line of the Homestead Extension of Florida's Turnpike (S.R. #821); thence N31°10'49"E along said limited access right-of-way line a distance of 43.37'; thence departing said limited access right-of-way line S142°23'E a distance of 38.2' to a point on the said south line of the NE 1/4 and Point of beginning.

LOCATION: Lying north of S.W. 80 Street and SE/ly of the Homestead Extension of the Florida Turnpike, Miami-Dade County, Florida.

### HEARING NO. 04-5-CZ12-4 (03-373)

APPLICANT: CEFALO'S WINE CELLAR L. L. C.

(1) USE VARIANCE to permit a liquor package store in the IU-1 zone.

(2) SPECIAL EXCEPTION to permit a liquor package store spaced less than required from alcoholic beverage uses.

Plans are on file and may be examined in the Zoning Department entitled "Separation Wall for Cefalo's Wine Cellar," as prepared by Donald W. Shackelford, P. E., consisting of 2 sheets dated stamped and received 12/17/03 and a liquor survey as prepared by James Beadman & Assoc., Inc., consisting of 1 sheet and dated 11/20/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14A, Block 7, SOUTH KENDALL INDUSTRIAL NO. 4, Plat book 66, Page 84.

LOCATION: 8867 S.W. 132 Street, Miami-Dade County, Florida.

### HEARING NO. 04-5-CZ12-6 (04-16)

APPLICANTS: REYNALDO & THERESA RIVAS

Applicant is requesting to permit an addition to a residence setback a minimum of 15.04' (25' required) from the side street (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Rivas Addition," as prepared by Reynaldo R. Rivas, P. E., dated 2-27-04 and consisting of 4 sheets.

SUBJECT PROPERTY: Lot 19, Block 1, SUNKIST ESTATES, Plat book 40, Page 85.

LOCATION: 7887 S.W. 58 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.